

Texas Land Title Association (TLTA)

Master Legislative Tracking List / Action Report

Texas Legislature 87th Session

Updated: 12 May 2021

Bills TLTA Is Working to Pass

	TLTA Board Position	Bill #	Author Name	Relating Clause	Companion Bill #	Companion Author	Notes
Legislation TLTA Is Working to Pass							
Quitclaim SOL	Support	SB 885	Hughes	Relating to the effect of recording a quitclaim deed	HB 3320	Landgraf	Passed Senate and House. Headed to the Governor's desk.
Homestead Certainty	Support	HB 3115	Shine	Relating to the release of a judgment lien on homestead property	SB 1594	Buckingham	Passed by House May 11. Awaiting referral to committee in Senate.

Other Bills With Official TLTA Positions

	TLTA Board Position	Bill #	Author Name	Relating Clause	Companion Bill #	Companion Author	Notes
	Support	SB 30	West, et al	Relating to the removal of certain discriminatory restrictions and provisions from certain real property records.	N/A	N/A	While TLTA's Board originally adopted a neutral position on this bill, following our industry's work with the bill author on the continued development of the bill, TLTA's Board adopted a support position on this bill and any identical bills. Passed by Senate and has received approval of House Judiciary and Civil Jurisprudence Committee. Awaiting action by House Calendars Committee.
	Neutral	HB 654	Lucio III, et al	Relating to the rule against perpetuities	SB 1377	Johnson, et al	Passed by House and Senate. Awaiting House decision to concur in the amendments passed by Senate, or appoint a conference committee to work through the differences.
	Neutral	HB 2240	Smithee	Relating to the disbursement of funds from a trust fund account by a title insurance company, title insurance agent, or escrow officer.	SB 1958	Creighton	TLTA will maintain a neutral position on this bill related to change in the definition of good funds, as long as the committee substitute contains key features agreed to by stakeholders. The committee substitute that was adopted addresses our industry's concerns, although there is some further language tweaking to take place later in the process. Referred to the Senate's Business and Commerce Committee.
	Neutral	HB 1679	Romero, Jr.	Relating to the survival of a mechanic's retainage lien after the foreclosure of a lien securing a construction loan	N/A	N/A	TLTA will maintain a neutral position on this bill, which provides that a mechanic's lien can survive a foreclosure up to the retainage amount. On House's General State Calendar May 13.
	Oppose	HB 2825	Bonnen, et al	Relating to certain transactions involving real property located near military bases	N/A	N/A	Would require title companies to keep current information on zoning status of properties within 25 miles of military installations in Texas, check buyer's names and company ownership against a designated list, and inform the seller that a buyer's name or company matches this list of a "scrutinized company" or otherwise flagged individuals. This would represent a departure from the neutral third-party status of title professionals and would create enormous costs for the industry. House Defense and Veterans' Affairs Committee adopted a committee substitute and passed it April 26. On House's General State Calendar May 12.

Other Bills of Interest Our Legislative Team is Tracking

In addition to the legislation on which TLTA's Board of Directors has adopted positions (see list above), our legislative team is currently tracking more than 150 of the bills filed this session in our Bills of Interest list. We have been actively addressing concerns and seeking improvements to these bills to avoid unintended consequences and preserve our daily functions as title agents and underwriters.

[Review our Bills of Interest List](#)